

027.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

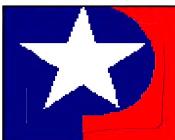
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,037,400 / 1,037,400

USE VALUE: 1,037,400 / 1,037,400

ASSESSED: 1,037,400 / 1,037,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
88		OXFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: OBER ROBERT T/TRUSTEE &	
Owner 2: OBER MARION M /TRUSTEE	
Owner 3:	

Street 1: 88 OXFORD STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: OBER MARION -	
Owner 2: -	

Street 1: 88 OXFORD STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2739 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2 TWO FAMIL	100	water		

Sewer	
Electri	

Census:	Exempt
Flood Haz:	

Topo	1	Level
Street		

Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	582,600		454,800	1,037,400		18386
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17

PREVIOUS ASSESSMENT								Parcel ID	027.0-0002-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	582,600	0	4,950.	454,800	1,037,400		Year end	12/23/2021
2021	104	FV	556,200	0	4,950.	454,800	1,011,000		Year End Roll	12/10/2020
2020	104	FV	556,300	0	4,950.	454,800	1,011,100		Year End Roll	12/18/2019
2019	104	FV	415,700	0	4,950.	483,200	898,900	898,900	Year End Roll	1/3/2019
2018	104	FV	415,400	0	4,950.	352,500	767,900	767,900	Year End Roll	12/20/2017
2017	104	FV	389,800	0	4,950.	307,000	696,800	696,800	Year End Roll	1/3/2017
2016	104	FV	389,800	0	4,950.	261,500	651,300	651,300	Year End	1/4/2016
2015	104	FV	347,600	0	4,950.	255,800	603,400	603,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes			
OBER MARION,	63214-44		1/27/2014	Convenience		10	No	No						
OBER MARION	41438-203		11/17/2003	Family		1	No	No						
BURKE STEPHEN F	38832-140		4/16/2003		615,000	No	No							
BURKE MARY	26918-78		12/19/1996		210,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date	Result	By	Name		
3/13/2012										10/14/2017	Info At Door	KB	Kevin B		
11/18/2011										1/22/2009	Meas/Inspect	294	PATRIOT		
1/25/2008										7/24/2003	MLS	HC	Helen Chinal		
										11/13/1999	Inspected	256	PATRIOT		
										10/1/1999	Mailer Sent				
										10/1/1999	Measured	267	PATRIOT		
										8/10/1993		PC	PHIL C		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/																								
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800		
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2	Rating: Good		A Bath: 2	Rating:	OF=BMT SINK.					2	12	5	5	EFP	W/DK		
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath: 1	Rating:										EFP	OFFP		
(Liv) Units: 2	Total: 2			A 3QBth: 1	Rating:										EFP			
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating:													
Frame: 1 - Wood				A HBth: 1	Rating:													
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Fair													
Sec Wall: 2 - Clapboard	50 %																	
Roof Struct: 2 - Hip																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BEIGE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units 1												
Year Blt: 1916	Eff Yr Blt:			A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Alt LUC:				Frl: 1	Rating:	Other												
Jurisdct: G10	Fact: .			WSFlue: 1	Rating:	Upper												
Const Mod:						Lvl 2												
Lump Sum Adj:						Lvl 1												
						Lower												
						Totals	RMS: 12	BRs: 5	Baths: 2	HB								
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Location:														
Prim Int Wal 2 - Plaster				Total Units:														
Sec Int Wall:	%			Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors: 5 - Lino/Vinyl	20 %																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID 027.0-0002-0006.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:									
SUB AREA								SUB AREA DETAIL										
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
BMT	Basement	1,220	57.980	70,735	UAT	100	FLA		100	C								
FFL	First Floor	1,220	193.270	235,784														
SFL	Second Floor	1,220	193.270	235,784														
EFP	Enclos Porch	492	32.560	16,018														
UAT	Upper Attic	299	135.290	40,450														
OFFP	Open Porch	84	35.920	3,017														
WDK	Deck	40	15.900	636														
Net Sketched Area: 4,575				Total: 602,424														
Size Ad	2440	Gross Area	5472	FinArea	2739													
IMAGE AssessPro Patriot Properties, Inc																		